

MEMORANDUM

DATE: November 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0055-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(4029 Holly Knoll Drive)
10th Election District *
3rd Council District *
Brian M. Rogers *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0055-A

* * * * *

AMENDED OPINION AND ORDER

By Order dated September 23, 2016 Petitioner was granted a variance in connection with the construction of a pool house at the subject property. This amended Order is issued to strike a portion of condition #2 contained in the September 23, 2016 Order.

THEREFORE, IT IS ORDERED, this 3rd day of **October, 2016** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) as follows: (1) to allow an accessory building (pool house) to be located outside of the third of the lot farthest from both streets, and (2) to allow an accessory building (pool house) to have a height of 24 ft. +/- in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the pool house into a dwelling unit or apartment. The accessory structure/pool house shall not contain any sleeping quarters or living area.
3. The accessory structure/pool house shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 10-3-16

By Sen

4. Petitioner must comply with the ZAC comment from the Department of Environmental Protection and Sustainability (DEPS) dated September 20, 2016; a copy of which was attached to the original Order dated September 23, 2016.
5. All other terms and conditions of the Order dated September 23, 2016 shall remain in full force and effect.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 10-3-16

By slh

IN RE: PETITION FOR ADMIN. VARIANCE *
(4029 Holly Knoll Drive)
10th Election District *
3rd Council District *
Brian M. Rogers *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0055-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Brian M. Rogers ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To allow an accessory building (pool house) to be located outside of the third of the lot farthest from both streets, and (2) To allow an accessory building (pool house) to have a height of 24 ft. +/- in lieu of the maximum permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated September 20, 2016, indicating the following:

"Development of this property must comply with Forest Conservation requirements (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Any proposed forest clearing must be evaluated by EPS. A special variance to the Forest Conservation law is required for any proposed removal of a specimen size tree (greater than 30-inches diameter at 4.5 feet off the ground). Any such impacts must be evaluated prior to permit approvals. Variance requests must meet all criteria to be granted.

Ground Water Management must review any future proposed building permit(s) for a pool house, since the property is apparently served by well and septic."

ORDER RECEIVED FOR FILING

Date 9-23-16

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 4, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the pool house shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **September, 2016** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows:
(1) To allow an accessory building (pool house) to be located outside of the third of the lot farthest from both streets, and (2) To allow an accessory building (pool house) to have a height

ORDER RECEIVED FOR FILING

Date 9-23-16

By [Signature]

of 24 ft. +/- in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the pool house into a dwelling unit or apartment. The accessory structure/pool house shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory structure/pool house shall not be used for commercial purposes.
4. Petitioner must comply with the ZAC comment from the Department of Environmental Protection and Sustainability (DEPS) dated September 20, 2016; a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-23-16

By bw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 4029 Holly Knoll Drive, Glen Arm, Maryland 21057 Currently zoned RC 6
Deed Reference 17302 / 00205 10 Digit Tax Account # 2 4 0 0 0 0 2 4 2 2
Owner(s) Printed Name(s) Brian Rogers

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Brian Rogers
Name #1 – Type or Print Name #2 – Type or Print
Signature #1 Signature #2
4029 Holly Knoll Drive Glen Arm Maryland
Mailing Address City State
21057 / 410-960-3933 / brogers@armadaglobal.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name – Type or Print
Signature
Venable LLC
210 W. Pennsylvania Avenue, Ste. 500, Towson, Maryland
Mailing Address City State
21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Adam M. Rosenblatt, Esquire

Name – Type or Print
Signature
Venable LLC
210 W. Pennsylvania Avenue, Ste. 500, Towson, Maryland
Mailing Address City State
21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0055-A Filing Date 8/22/16 Estimated Posting Date 9/4/16 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 4029 Holly Knoll Drive Glen Arm Maryland 21057
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

1. The property is uniquely shaped and located on a round road that wraps all the way around the property.

2. Without a variance, the shape and grade of the property will prevent my family from constructing an accessory structure that is otherwise permitted by the zoning regulations.

3. This variance will not have any adverse impact on the surrounding neighborhood as we own two adjacent parcels and the closest home is owned by members of our family.

4. This variance can be granted within the spirit and intent of the zoning regulations as it provides for proper design and location of a pool house and will increase the value and usability of our property.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Brian Rogers

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

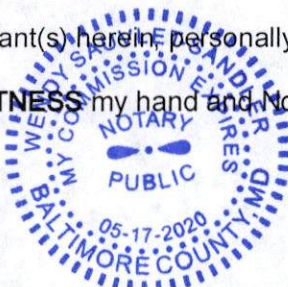
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of August, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brian Rogers

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

11-1-1950

Wm. L. Sanders



ATTACHMENT TO PETITION FOR
ADMINISTRATIVE VARIANCE

Petitioner is seeking the following variances:

1. From Section 400.1 of the BCZR to allow an accessory building (pool house) to be located outside of the third of the lot farthest from both streets.
2. From Section 400.3 of the BCZR to allow an accessory building (pool house) to have a height of 24 feet +/- in lieu of the maximum permitted 15 feet.



Zoning Description

For

4029 Holly Knoll Drive

“Rogers Residence”

Beginning at a point on the north side of Holly Knoll Drive, which is fifty feet wide, at a distance of 420 feet east of the centerline of Berry Hollow Court, which is fifty feet wide.

Being Lots 54 and 55, Plat Number 1 of the Holly Knoll Estates Subdivision as recorded in Baltimore County Plat Book Number 36, Folio 17, containing 4.76 acres.

Located in the 10th Election District and 3rd Councilmanic District and also known as 4029 Holly Knoll Drive in Glen Arm, Maryland 21057.

2017-0055-A



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 20, 2016

Brian Rogers
4029 Holly Knoll Drive
Glen Arm MD 21057

RE: Case Number: 2017-0055 A, Address: 4029 Holly Knoll Drive

Dear Mr. Rogers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 22, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 9/7/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0055-A.

Administrative Variance
Brian Rogers
41029 Holly Knoll Drive

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

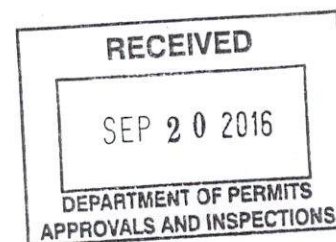
Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0055, 0057 and 0061

DATE: September 15, 2016

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

RECEIVED
SEP 22 2016
OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09122016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 22 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability
(EPS) - Development Coordination

DATE: September 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0055-A
Address 4029 Holly Knoll Drive
(Rogers Property)

Zoning Advisory Committee Meeting of **September 12, 2016**.

X The Department of Environmental Protection and Sustainability (EPS) offers the following comments on the above-referenced zoning item:

X Development of this property must comply with Forest Conservation requirements (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Any proposed forest clearing must be evaluated by EPS. A special variance to the Forest Conservation law is required for any proposed removal of a specimen size tree (greater than 30-inches diameter at 4.5 feet off the ground). Any such impacts must be evaluated prior to permit approvals. Variance requests must meet all criteria to be granted.

Reviewer: Paul Dennis Date: 09/15/2016

X Ground Water Management must review any future proposed building permit(s) for a pool house, since the property is apparently served by well and septic.

Reviewer: Dan Esser Date: 9/13/16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 22 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability
(EPS) - Development Coordination

DATE: September 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0055-A
Address 4029 Holly Knoll Drive
(Rogers Property)

Zoning Advisory Committee Meeting of **September 12, 2016.**

X The Department of Environmental Protection and Sustainability (EPS) offers the following comments on the above-referenced zoning item:

X Development of this property must comply with Forest Conservation requirements (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Any proposed forest clearing must be evaluated by EPS. A special variance to the Forest Conservation law is required for any proposed removal of a specimen size tree (greater than 30-inches diameter at 4.5 feet off the ground). Any such impacts must be evaluated prior to permit approvals. Variance requests must meet all criteria to be granted.

Reviewer: Paul Dennis Date: 09/15/2016

X Ground Water Management must review any future proposed building permit(s) for a pool house, since the property is apparently served by well and septic.

Reviewer: Dan Esser Date: 9/13/16

ORDER RECEIVED FOR FILING

Date 9-23-16

15W

CERTIFICATE OF POSTING

2017-0055-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Rogers

September 19, 2016

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4029 Holly Knoll Drive

September 4, 2016

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

September 4, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0055 -A Address 4029 HOLLY KNOLL DRIVE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/22/16 Posting Date: 9/4/16 Closing Date: 9/19/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only.

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0055 -A Address 4029 HOLLY KNOLL DRIVE

Petitioner's Name BRIAN ROGERS Telephone 410-960-3933

Posting Date: 9/4/16 Closing Date: 9/19/16

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 24 FEET
TO BE LOCATED OUTSIDE OF THE 1/3 OF THE LOT FARTHEST FROM BOTH STREETS
IN LIEU OF THE REQUIRED PLACEMENT INSIDE THE 1/3 OF THE LOT FARTHEST
FROM BOTH STREETS AND MAXIMUM ALLOWED HEIGHT OF 15 FEET.

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0055-A
Property Address: 4029 HOLLY KNOLL DR., 21057
Property Description: _____

Legal Owners (Petitioners): BRIAN ROGERS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADAM ROSENBLATT
Company/Firm (if applicable): VENABLE, LLC
Address: 210 W. PENNSYLVANIA AVE
SUITE 500
TOWSON, MD 21204
Telephone Number: 410-494-6271

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

№ 144001

Date: 8/22/16

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec From: ROGERS

For: 2017-0055-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
8/22/2016 8/22/2016 10:18:00 3
REG W503 WALKIN CAN
>>RECEIPT # 893781 8/22/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 144001
Recpt Tot \$75.00
\$75.00 CK 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9-15

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

OK9-20

DEPS

(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

9-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 9-4-16by Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 2400002422			
Owner Information					
Owner Name:		ROGERS BRIAN M ROGERS LISA E		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		4029 HOLLY KNOLL DR GLEN ARM MD 21057-9606		Deed Reference: /17302/ 00205	
Location & Structure Information					
Premises Address:		4029 HOLLY KNOLL DR 0-0000		Legal Description: 4.76AC LOTS 54-55 SS HOLLY KNOLL DR HOLLY KNOLL ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0044	0020	0069		0000	54
Assessment Year:		Plat No:		Plat Ref:	
2017		1		0036/0017	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1937	5,845 SF	990 SF	4.7600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	NO	STANDARD UNIT	STONE	5 full/ 2 half	1 Attached
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		198,100		198,100	
Improvements		525,600		525,600	
Total:		723,700		723,700	
Preferential Land:		0			
Transfer Information					
Seller: FLYNN RAMSEY W JR/MARY JANE		Date: 12/31/2002		Price: \$920,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17302/ 00205		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/12/2014					



NE 18-D

10 ED

3 CD

044A3

044B3

RC 6

NE 17-D

NE 17-E

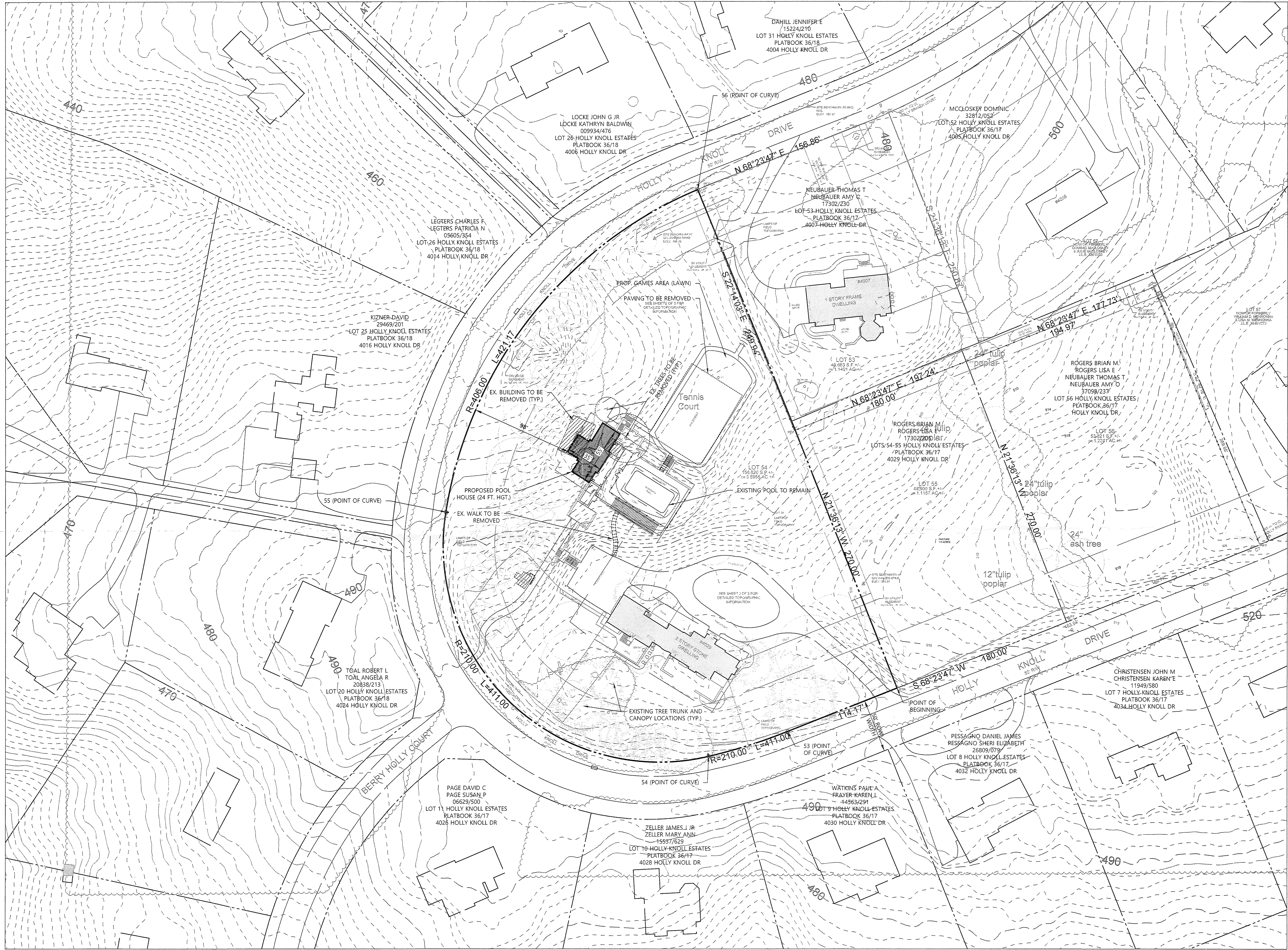
2017-0055-A









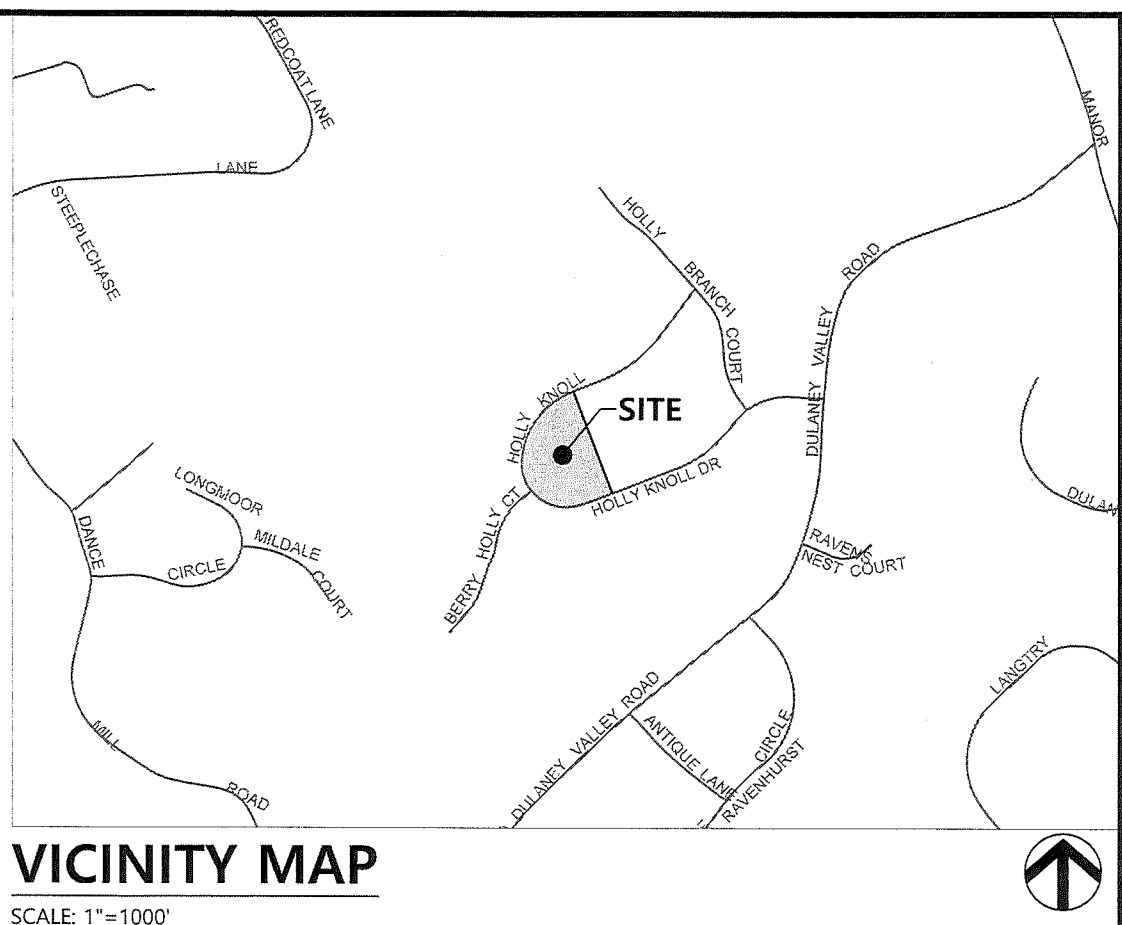
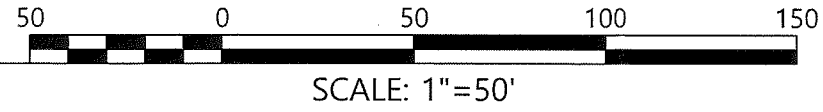


PLAT AREA

SCALE: 1"=50'

PROPERTY LINE CURVE DATA:

FROM	TO	R	DELTA	L	T	CHORD
53	54	549.00'	8d25'38"	80.75'	40.45'	N 72d51'15"E 80.68'
54	55	210.00'	112d08'10"	411.00'	312.14'	S 46d51'15"E 348.47'
55	56	406.00'	59d26'21"	421.17'	231.75'	N 38d55'56"E 402.54'



SITE DATA:

- OWNER: ROGERS, BRIAN M.
ROGERS, LISA E.
4029 HOLLY KNOLL DR
GLEN ARM, MD 21057-9696
1. SITE AREA: 4.76 AC± = 207,346 SF
 2. ZONING: RC 6 (GIS 200 SCALE TITLE NUMBER: 044A3)
 3. COUNCILMANIC DISTRICT: 3
 4. ELECTION DISTRICT: 10
 5. DEED REFERENCE: 17302 / 205
 6. PLAT BOOK REFERENCE: 0036 / 0017 (HOLLY KNOLL ESTATES)
 7. TAX MAP: 44 / GRID 20
 8. PARCEL / LOT: 0069 / 54
 9. TAX ACCOUNT: 2400002422
 10. SITE IS SERVICED BY WELL AND SEPTIC.
 11. THE SITE IS NOT HISTORIC NOR WITHIN A HISTORIC DISTRICT.
 12. THE SITE IS NOT WITHIN ANY COUNTY BASIC SERVICES MAPS MORATORIUM AREA IMPACTED BY THIS REQUEST.
 13. THE SITE IS NOT WITHIN A FLOOD HAZARD ZONE.
 14. THERE IS NO ZONING HISTORY FOR THIS PROPERTY.
 15. DATA SOURCE: THE PROPERTY LINES, TOPOGRAPHY, ROADS, AND BUILDINGS SHOWN HEREON WERE OBTAINED FROM SITE SURVEYS RECEIVED FROM BEECHBROOK LANDSCAPE ARCHITECTURE ON 8/16/2016 AND AVAILABLE BALTIMORE COUNTY GIS DATA.

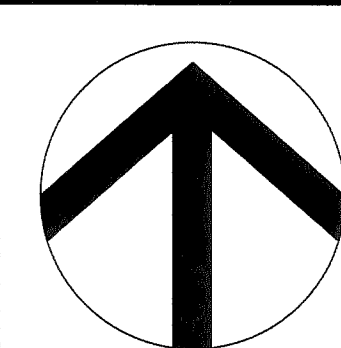


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE REQUEST

Rogers Residence

4029 HOLLY KNOLL DRIVE
GLEN ARM, MD 21057

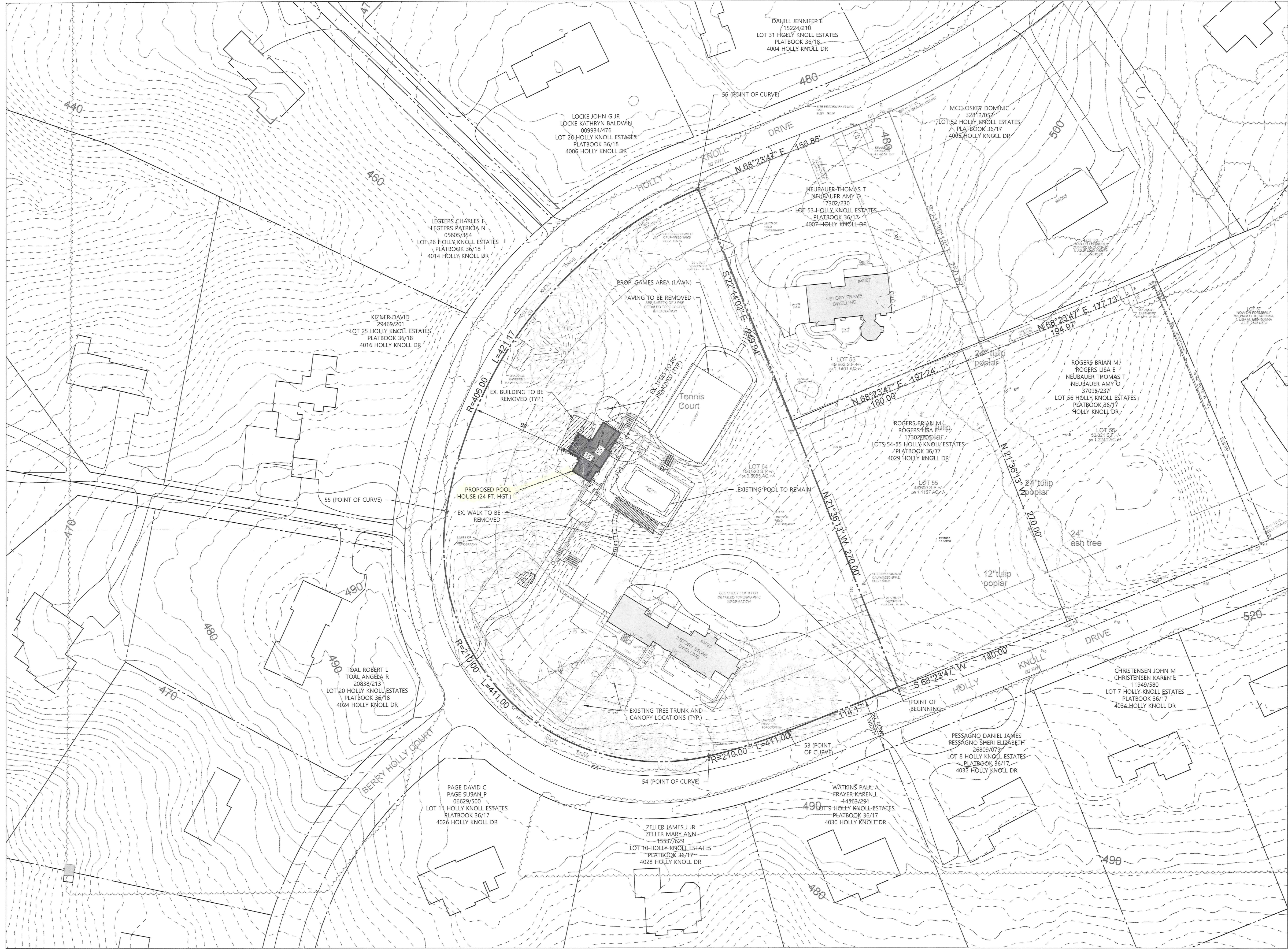


SEAL

DATE	BY	REVISIONS

ISSUE DATES		BASE:	
REVIEW:	8/22/16	DRAWN:	JAD
BID:		DESIGNED:	
PERMIT:		CHECKED BY:	MJK
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1" = 50'	DRAWING:	1 of 1
PROJECT NO.:	16032		

2017-0055-A

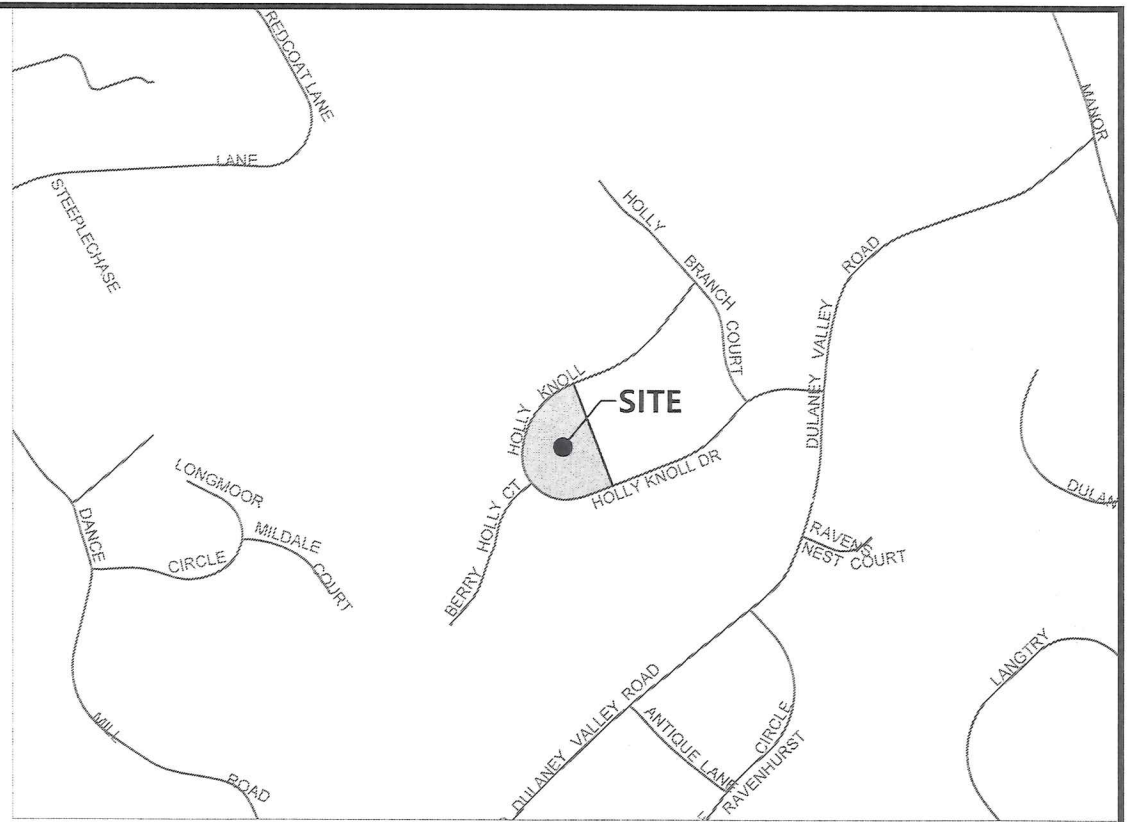
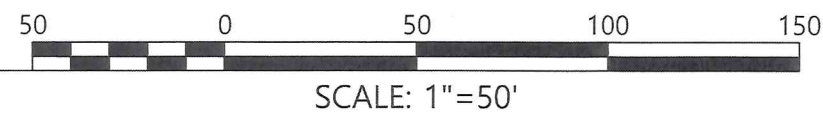


PLAT AREA

SCALE: 1"=50'

PROPERTY LINE CURVE DATA:

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VICINITY MAP

SCALE: 1"=1000'

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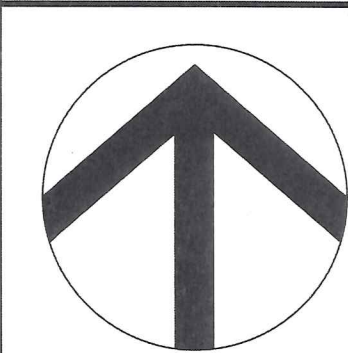


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PLAN TO ACCOMPANY
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Rogers Residence

4029 HOLLY KNOLL DRIVE
GLEN ARM, MD 21057



SEAL

DATE	BY	REVISIONS

ISSUE DATES		BASE:	
REVIEW:	8/22/16	DRAWN:	JAD
BID:		DESIGNED:	
PERMIT:		CHECKED BY:	MJK
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1" = 50'	DRAWING:	1 of 1
PROJECT NO.:	16032		

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Plat. Exp. 1